



AARRC REGULAR MEETING MINUTES

Thursday, December 11, 2014

Asheville Area Chamber of Commerce, Second Floor Board Room

Board Members in Attendance: Chair Patti Torno, Vice Chair Stephanie Brown, Esther Cartwright, Carleton Collins, Joe Ferikes, Karl Koon, Brownie Newman, George Morosani, Ricky Silver, Jerry Vebaun, Cindy Visnich Weeks

Board Members Absent: Jan Davis, Peter Sprague, Pam Turner

Staff in Attendance: Gary Jackson, Stephanie Monson Dahl, Sasha Vrtunski, Caroline Long

Guests: Friends of Connect Buncombe: Anne Babcock, President; Suzanne Malloy, VP; Claudia Nix, Secretary; Mark Allison.

Chair Torno called the Commission to order at 4:06 p.m.

1. APPROVAL OF MINUTES

Mr. Morosani made a motion to approve the minutes from the November meeting and the motion passed unanimously.

2. UNFINISHED BUSINESS - None

3. NEW BUSINESS

a. Nominating Committee: Planning and Design Review Committee Appointment

Ms. Brown stated that there was a general consensus among the committee to nominate an architect rather than a landscape architect. The committee would like to nominate Jane Mathews to the Planning and Design Review Committee. Mr. Morosani made a motion to appoint Jane Mathews to the Planning and Design Review Committee, Ricky seconded the motion, and the motion passed unanimously.

b. Nominating Committee: Annual Election of Officers

Ms. Brown made a motion to accept the nominated slate of officers, Patti Torno as Chair and Carleton Collins as Vice Chair, for 2015. Mr. Silver seconded the motion, and the motion passed unanimously.

c. Recognition of Service: Mark Allison and David King

Chair Torno recognized the service of Mark Allison, who served 5 years on the River District Design Review Committee and one year on the Planning and Design Review Committee. Mr. Allison helped with the transition from River District Design Review to Planning and Design Review.

Chair Torno also recognized the service of Buncombe County Commissioner David King, who was not in attendance.

d. Introduction of New Member: Brownie Newman

Chair Torno introduced Buncombe County Commissioner Brownie Newman as Mr. King's replacement. Mr. Newman is the Vice President of Business Development for FLS Energy, located in the River Arts District.

e. COMMITTEE UPDATE Planning & Design Review: Form-Based Code Initiative

Mr. Collins gave the update—there was a brief conversation during the Committee meeting about the initiative. The RFP for the consultant is to be issued in January with responses due back mid-February. Mr. Collins asked the Commissioners to look at the RFP document online and contact him or staff with any questions.

f. STAFF UPDATE: Networking: Consolidated Action Plan Input Meeting

Mr. Sprague was unable to make it, so Ms. Monson Dahl gave the update. Mr. Sprague agreed to have the regular Networking committee time dedicated instead to an input session on the Consolidated Action Plan. The City's Consolidated Action Plan prioritizes how CDBG and HOME funds will be spent over the next allocation period. The Networking Committee will be at the input meeting in January and all commissioners are encouraged to attend.

g. River District Design Review: Solar Array at Antique Tobacco Barn

Mr. Collins summarized the Formal Design Review of a solar array at the Antique Tobacco Barn at 75 Swannanoa River Road. The barn's roof would not support the weight of a solar array, so an additional structure is planned. The project is a simple steel structure which nearly conforms to the depth of the existing building and might be a few feet taller than the existing building. There will be four solar arrays running the length of the entire structure. The arrays will lie flat on top of the structure, which will reduce their visibility from the road. The design has a simple, industrial aesthetic complementary to the existing building. The Committee felt that the project fell within their guidelines and complimented existing building. The Planning & Design Review Committee recommends approval of the design to the commission. Ms. Weeks made a motion to approve the design, Mr. Morosani seconded, and the motion passed unanimously.

Mr. Collins also gave a brief update on the most recent City Council meeting. There was an update to the UDO to increase housing density and conversation about affordable housing. Mr. Collins and Mr. Morosani also noted that the River Mill Lofts was approved by City Council. Construction is expected to commence in early 2015. Chair Torno noted that the River Mill Lofts project is bringing positive attention to the Swannanoa riverfront.

h. Presentation from Friends of Connect Buncombe

Ms. Babcock and Ms. Malloy gave a history of their organization. The 2012 Master Plan of the now-dissolved Buncombe County Greenways & Trails Commission is the guiding document for Friends of Connect Buncombe. Their mission is to support the implementation of this plan and encourage construction of greenways throughout Buncombe County. They emphasized the economic development benefits of greenways and stated their eagerness to collaborate with any interested municipalities and organizations. Their first project will be located in the Brevard Road Corridor because of the increased likelihood of a diverse user base there. Mr. Silver asked if the organization will incorporate existing community greenway master plans, and Ms. Babcock stated they had already contacted Buncombe County and the City of Asheville. Ms. Babcock stated they have had good support from the businesses along the Brevard Road Corridor. Ms. Weeks asked if

they had approached any local businesses or organizations, such as Mission Hospital, and Ms. Babcock stated that they have not yet, as they are still a very young organization. Friends of Connect Buncombe provided funding for an NCDOT-funded feasibility study to determine how the I-26 widening will affect these projects. This study will begin in early 2015.

4. PUBLIC COMMENT - None

5. FUTURE AGENDA ITEMS

Vice Chair Brown asked staff to add to the February agenda a discussion of the Haywood Road Form-Based Code process, as a case study for the Riverfront.

Staff Liaison Stephanie Monson Dahl informed that Paul Black from the MPO will be updating the Commission in either January or February 2015.

6. ADJOURN

Chair Torno adjourned the meeting at 4:58 p.m. without objection.